

**Kamloops and District Monthly Statistics
October 2024**

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Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	934	916	1.97%	11,371	10,043	13.22%
2 Units Sold	409	288	42.01%	3,641	3,934	-7.45%
3 Sales Volume	\$351,304,349	\$219,373,049	60.14%	\$2,867,343,692	\$3,166,660,281	-9.45%
4 List/Sell Ratio	95.56%	96.36%		96.13%	96.81%	
5 Days to Sell	69	58	19.14%	62	56	10.83%
6 Active Listings	3,927	3,113	26.15%			
Area = North Okanagan						
1 Units Listed	247	271	-8.86%	3,418	3,247	5.27%
2 Units Sold	156	152	2.63%	1,423	1,505	-5.45%
3 Sales Volume	\$122,226,947	\$101,773,121	20.10%	\$981,324,411	\$1,012,777,431	-3.11%
4 List/Sell Ratio	92.80%	96.76%		94.79%	96.70%	
5 Days to Sell	89	58	52.02%	76	64	18.35%
6 Active Listings	1,361	1,189	14.47%			
Area = Shuswap / Revelstoke						
1 Units Listed	152	143	6.29%	2,373	1,920	23.59%
2 Units Sold	101	66	53.03%	947	892	6.17%
3 Sales Volume	\$65,785,633	\$39,358,099	67.15%	\$611,352,759	\$546,196,745	11.93%
4 List/Sell Ratio	95.14%	92.94%		95.11%	96.16%	
5 Days to Sell	94	114	-17.75%	77	78	-1.95%
6 Active Listings	1,003	775	29.42%			
Area = South Okanagan						
1 Units Listed	347	390	-11.03%	4,333	4,001	8.30%
2 Units Sold	166	131	26.72%	1,522	1,514	0.53%
3 Sales Volume	\$106,300,658	\$86,811,992	22.45%	\$978,357,662	\$994,359,515	-1.61%
4 List/Sell Ratio	95.43%	94.30%		95.11%	96.09%	
5 Days to Sell	91	96	-4.53%	88	74	18.96%
6 Active Listings	1,841	1,540	19.55%			
Area = South Peace River						
1 Units Listed	62	68	-8.82%	740	769	-3.77%
2 Units Sold	50	61	-18.03%	399	391	2.05%
3 Sales Volume	\$16,635,800	\$17,343,800	-4.08%	\$126,282,848	\$117,501,470	7.47%
4 List/Sell Ratio	99.08%	95.93%		95.46%	95.58%	
5 Days to Sell	81	86	-5.86%	100	97	3.15%
6 Active Listings	379	430	-11.86%			
Area = Kamloops and District						
1 Units Listed	407	413	-1.45%	5,357	4,712	13.69%
2 Units Sold	236	195	21.03%	2,217	2,265	-2.12%
3 Sales Volume	\$144,828,289	\$116,495,655	24.32%	\$1,348,746,806	\$1,320,025,694	2.18%
4 List/Sell Ratio	96.76%	97.03%		97.09%	97.10%	
5 Days to Sell	67	64	4.28%	61	58	4.34%
6 Active Listings	1,881	0	0.00%			
Area = Kootenay						
1 Units Listed	419	385	8.83%	5,814	5,274	10.24%
2 Units Sold	250	261	-4.21%	2,855	2,832	0.81%
3 Sales Volume	\$126,673,616	\$113,259,175	11.84%	\$1,464,391,755	\$1,397,433,402	4.79%
4 List/Sell Ratio	96.07%	95.99%		96.39%	96.08%	
5 Days to Sell	87	91	-4.31%	84	79	6.07%
6 Active Listings	2,548	0	0.00%			

Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings. e & oe

Area = Grand Total

1 Units Listed	2,568	2,586	-0.70%	33,406	29,966	11.48%
2 Units Sold	1,368	1,154	18.54%	13,004	13,333	-2.47%
3 Sales Volume	\$933,755,290	\$694,414,890	34.47%	\$8,377,799,933	\$8,554,954,538	-2.07%
4 List/Sell Ratio	95.46%	96.00%		95.96%	96.58%	
5 Days to Sell	79	75	4.89%	74	67	9.68%
6 Active Listings	12,940	7,047	83.62%			

Kamloops and District Statistics -- October 2024

Quick Summary Part 1**Residential**

Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	236	\$144,828,289	123	\$89,813,517
Last Month	197	\$118,169,117	91	\$67,006,300
This Month Last Year	195	\$116,495,655	90	\$64,484,839

Description	Total Listings Taken	Inventory
This Month	407	1,881
Last Month	494	1,867
This Month Last Year	413	0

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Kamloops and District Statistics -- October 2024

Quick Summary Part 2

Condo/Apt

Sales	28
New Listings	29
Current Inventory	149
Sell/Inv. Ratio	18.79%
Days to Sell	64
Average Price	\$304,425
Median Price	\$334,750

Condo/Townhouse

Sales	30
New Listings	50
Current Inventory	130
Sell/Inv. Ratio	23.08%
Days to Sell	54
Average Price	\$510,880
Median Price	\$491,250

Lots

Sales	11
New Listings	45
Current Inventory	345
Sell/Inv. Ratio	3.19%
Days to Sell	107
Average Price	\$285,136
Median Price	\$240,000

Residential

Sales	123
New Listings	156
Current Inventory	580
Sell/Inv. Ratio	21.21%
Days to Sell	60
Average Price	\$730,191
Median Price	\$690,000

Ratio of Sales vs Inventory	20.13%
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Kamloops and District Statistics -- October 2024

Comparative Activity -- Listing Information

Description	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%	Inventory		
							Cur Mo	Lst Yr Mo	Incr/Decr%
Zone = Kamloops and District									
Acreage/House	32	31	3.23%	460	398	15.58	205		0.00
Duplex	32	22	45.45%	278	243	14.40	72		0.00
Mobile Home	32	22	45.45%	296	270	9.63	98		0.00
Recreational	2	1	100.00%	78	29	168.97	40		0.00
Residential	156	205	-23.90%	2,305	2,226	3.55	580		0.00
Residential WF	0	0	0.00%	1	0	0.00			0.00
3/4-Plex	0	0	0.00%	8	9	-11.11	7		0.00
Apartment	29	40	-27.50%	521	441	18.14	149		0.00
Townhouse	50	34	47.06%	532	419	26.97	130		0.00
RES TOTAL	333	355	-6.20%	4,479	4,035	11.00%	1,281	0	0.00
FARMS	3	2	50.00%	14	18	-22.22	10		0.00
MULTIFAMILY	0	0	0.00%	1	0	0.00			0.00
Acreage	11	6	83.33%	151	145	4.14	95		0.00
Lots	34	20	70.00%	364	271	34.32	250		0.00
Business	5	6	-16.67%	74	64	15.63	54		0.00
Commercial	17	20	-15.00%	223	151	47.68	152		0.00
Land	4	4	0.00%	51	28	82.14	39		0.00
COMM TOTAL	26	30	-13.33%	348	243	43.21%	245	0	0.00
GRAND TOTAL	407	413	-1.45%	5,357	4,712	13.69%	1,881	0	

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Kamloops and District Statistics -- October 2024

Comparative Activity -- Sales Information (Month)

Description	Unit Sales			Sales Volume			List/Sale Ratio	
	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo
Zone = Kamloops and District								
Acreage/House	12	14	-14.29%	\$14,849,000	\$12,687,999	17.03%	95.72%	94.58%
Duplex	13	8	62.50%	\$7,543,421	\$4,608,550	63.68%	98.30%	98.23%
Mobile Home	11	15	-26.67%	\$1,669,000	\$3,364,875	-50.40%	93.49%	95.08%
Recreational	0	1	-100.00%	\$0	\$380,000	-100.00%	0.00%	95.02%
Residential	123	90	36.67%	\$89,813,517	\$64,484,839	39.28%	97.50%	97.28%
Residential WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
3/4-Plex	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Apartment	28	21	33.33%	\$8,523,900	\$7,443,800	14.51%	96.98%	97.13%
Townhouse	30	30	0.00%	\$15,326,400	\$17,463,400	-12.24%	98.00%	98.26%
RES TOTAL	217	179	21.23%	\$137,725,238	\$110,433,463	24.71%	97.32%	97.07%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	4	3	33.33%	\$1,607,500	\$1,529,000	5.13%	89.81%	94.10%
Lots	7	8	-12.50%	\$1,529,000	\$952,400	60.54%	93.41%	85.22%
Business	1	1	0.00%	\$100,000	\$300,000	-66.67%	33.44%	88.50%
Commercial	6	4	50.00%	\$3,626,551	\$3,280,792	10.54%	86.62%	102.20%
Land	1	0	0.00%	\$240,000	\$0	0.00%	96.04%	0.00%
COMM TOTAL	8	5	60.00%	\$3,966,551	\$3,580,792	10.77%	83.76%	100.89%
GRAND TOTAL	236	195	21.03%	\$144,828,289	\$116,495,655	24.32%	96.76%	97.03%

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Kamloops and District Statistics -- October 2024

Comparative Activity -- Sales Information (YTD)

Description	Unit Sales			Sales Volume			List/Sale Ratio	
	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD
Zone = Kamloops and District								
Acreage/House	125	128	-2.34%	\$113,777,661	\$108,234,939	5.12%	94.70%	95.31%
Duplex	123	153	-19.61%	\$73,208,320	\$86,525,989	-15.39%	98.33%	98.72%
Mobile Home	146	173	-15.61%	\$35,722,200	\$41,931,994	-14.81%	95.11%	96.65%
Recreational	27	7	285.71%	\$6,794,700	\$2,171,000	212.98%	92.74%	97.41%
Residential	1,115	1,097	1.64%	\$791,902,119	\$758,302,474	4.43%	97.65%	97.51%
Residential WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
3/4-Plex	2	0	0.00%	\$1,610,000	\$0	0.00%	96.12%	0.00%
Apartment	256	283	-9.54%	\$94,788,188	\$108,721,199	-12.82%	97.46%	98.10%
Townhouse	272	279	-2.51%	\$149,391,391	\$144,839,850	3.14%	98.09%	98.33%
RES TOTAL	2,066	2,120	-2.55%	\$1,267,194,579	\$1,250,727,445	1.32%	97.35%	97.51%
FARMS	4	0	0.00%	\$4,985,000	\$0	0.00%	97.67%	0.00%
MULTIFAMILY	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Acreage	41	28	46.43%	\$16,348,900	\$10,487,900	55.88%	91.85%	91.70%
Lots	43	58	-25.86%	\$11,011,400	\$13,148,400	-16.25%	94.00%	91.41%
Business	10	10	0.00%	\$5,410,000	\$10,903,000	-50.38%	83.84%	95.83%
Commercial	49	42	16.67%	\$40,101,927	\$31,613,949	26.85%	96.10%	88.13%
Land	4	7	-42.86%	\$3,695,000	\$3,145,000	17.49%	77.06%	85.77%
COMM TOTAL	63	59	6.78%	\$49,206,927	\$45,661,949	7.76%	92.88%	89.68%
GRAND TOTAL	2,217	2,265	-2.12%	\$1,348,746,806	\$1,320,025,694	2.18%	97.09%	97.10%

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Kamloops and District Statistics -- October 2024

Average/Median price, Days to Sell (Month)

Description	Average Price			Median Price			Days to Sell		
	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo	Incr/Decr%
Zone = Kamloops and District									
Acreage/House	\$1,237,417	\$906,286	36.54%	\$1,081,250	\$895,000	20.81%	90	132	-31.74%
Duplex	\$580,263	\$576,069	0.73%	\$585,000	\$610,000	-4.10%	45	32	43.83%
Mobile Home	\$151,727	\$224,325	-32.36%	\$140,000	\$183,000	-23.50%	87	39	124.39%
Recreational	\$0	\$380,000	-100.00%	\$0	\$380,000	-100.00%	0	108	-100.00%
Residential	\$730,191	\$716,498	1.91%	\$690,000	\$701,250	-1.60%	60	61	-1.85%
Residential WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
3/4-Plex	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Apartment	\$304,425	\$354,467	-14.12%	\$334,750	\$334,000	0.22%	64	55	17.65%
Townhouse	\$510,880	\$582,113	-12.24%	\$491,250	\$540,000	-9.03%	54	49	9.31%
RES TOTAL	\$634,679	\$616,947	2.87%	\$585,000	\$590,000	-0.85%	62	61	1.41%
FARMS	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Acreage	\$401,875	\$509,667	-21.15%	\$318,750	\$599,000	-46.79%	108	99	8.59%
Lots	\$218,429	\$119,050	83.48%	\$90,000	\$100,000	-10.00%	107	94	13.83%
Business	\$100,000	\$300,000	-66.67%	\$100,000	\$300,000	-66.67%	81	70	15.71%
Commercial	\$604,425	\$820,198	-26.31%	\$761	\$390,388	-99.81%	149	110	35.15%
Land	\$240,000	\$0	0.00%	\$240,000	\$0	0.00%	171	0	0.00%
COMM TOTAL	\$495,819	\$716,158	-30.77%	\$50,750	\$300,000	-83.08%	143	102	40.17%
GRAND TOTAL	\$613,679	\$597,414	2.72%	\$575,000	\$580,000	-0.86%	67	64	4.28%

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Kamloops and District Statistics -- October 2024

Average/Median price, Days to Sell (YTD)

Description	Average Price			Median Price			Days to Sell		
	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%
Zone = Kamloops and District									
Acreage/House	\$910,221	\$845,585	7.64%	\$820,000	\$796,250	2.98%	102	90	13.32%
Duplex	\$595,190	\$565,529	5.24%	\$585,000	\$560,000	4.46%	49	53	-8.42%
Mobile Home	\$244,673	\$242,381	0.95%	\$210,000	\$203,000	3.45%	63	55	14.41%
Recreational	\$251,656	\$310,143	-18.86%	\$225,700	\$250,000	-9.72%	80	95	-15.38%
Residential	\$710,226	\$691,251	2.75%	\$675,000	\$665,000	1.50%	55	52	5.20%
Residential WF	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
3/4-Plex	\$805,000	\$0	0.00%	\$805,000	\$0	0.00%	22	0	0.00%
Apartment	\$370,266	\$384,174	-3.62%	\$367,500	\$365,000	0.68%	57	65	-12.84%
Townhouse	\$549,233	\$519,139	5.80%	\$526,000	\$479,500	9.70%	49	47	2.68%
RES TOTAL	\$613,357	\$589,966	3.96%	\$590,000	\$570,000	3.51%	58	56	2.93%
FARMS	\$1,246,250	\$0	0.00%	\$1,012,500	\$0	0.00%	108	0	0.00%
MULTIFAMILY	\$0	\$0	0.00%	\$0	\$0	0.00%	0	0	0.00%
Acreage	\$398,754	\$374,568	6.46%	\$314,000	\$319,500	-1.72%	109	90	20.84%
Lots	\$256,079	\$226,697	12.96%	\$200,000	\$182,500	9.59%	91	71	28.39%
Business	\$541,000	\$1,090,300	-50.38%	\$230,000	\$420,000	-45.24%	146	130	11.58%
Commercial	\$818,407	\$752,713	8.73%	\$275,000	\$439,500	-37.43%	106	106	0.01%
Land	\$923,750	\$449,286	105.60%	\$347,500	\$350,000	-0.71%	94	142	-34.15%
COMM TOTAL	\$781,062	\$773,931	0.92%	\$250,000	\$409,000	-38.88%	112	115	-2.53%
GRAND TOTAL	\$608,366	\$582,793	4.39%	\$580,000	\$551,750	5.12%	61	58	4.34%

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